

Riley County Vision 2025 Committee Meeting

April 17, 2008

7:00 – 9:00 p.m. County Commission Chambers

Meeting Summary

Welcome & Review of Public Comments

Review of Previous Month Building Activity

- The meeting was called to order at 7:00pm by facilitator David Procter. Procter welcomed the group and reminded those in attendance that comment cards were available for public comments.
- Monty Wedel reported that there were no public comments submitted from the land meeting and that there was no report regarding the monthly development activity for March.
- Procter briefly reviewed the agenda then opened the meeting up for general observations, which included:
 - ✓ The scores on the test sites seem a bit low;
 - ✓ Some calculations on some factors seem to be in error;
 - ✓ Maybe bonus points could be included for the redevelopment of abandoned or extraneous farmsteads; and
 - ✓ The ag character test may not be given a high enough point total.

Full Group Discussion on 2nd Trial Runs and LESA Scoring System

- Wedel explained the difficulty in scoring the Impact on Environment in Factor 6, considering it is something already regulated by State and Federal agencies. However, Environmental Improvement Test could be relocated to a different factor and scored as a bonus. The Committee reached consensus to remove all of Factor 6: The Impact of Rezoning on the Environment in its entirety, and include these environmental considerations as policies or implementation standards.
- Wedel transitioned to reviewing the factors, beginning with Factor 1: Character of the Neighborhood. Wedel presented a chart that illustrated the differences in scoring, measured at the ½ and ¼ mile radius from a site. After much deliberation, the Committee agreed by modified consensus that the ¼ mile measurement was acceptable and should be used.
- Moving forward, Wedel explained that the scoring on the cropland/grassland attribute was not working completely in that the high score was not being attained by any site. He suggested that the scale be adjusted and a suggestion from the group was as follows:

Percent of Cropland/Grassland	Points Score
– More than 95%	0
– 80% to 94.99%	80
– 60% to 74.99%	165
– Less than 60%	250
TOTAL	0

The Committee agreed to the modification of the scale as above and agreed to await the outcome of the new trial runs to confirm its effectiveness.

- Wedel continued reviewing each factor:
 - Factor 2: okay
 - Factor 3: Leave "isolated" tract in for scoring, but also establish it as a policy.
 - Factor 4: The Committee agreed that a solid definition of "livestock" enclosure is needed for elements of Factor 4 to work. Elements of the definition should be that no vegetation, other than weeds shall be present, in order to consider it a "dry lot". No size limit as part of the definition.
 - Factor 5: A suggestion was made regarding the scoring of sites that include floodplain. A site plan should be required to be submitted with a plat to determine building site if floodplain points are to be granted.
 - Factor 6: Remove and establish as policy.
 - Factor 7: Suggestion submitted that if a developer is willing to pay for "off-site" improvements, that no points should be subtracted from the overall score.
 - Factor 8: Distance to elementary and secondary schools should be changed to just say "public school".

Next Step

The Committee suggested that additional trial runs be completed to test the effectiveness of the changes made. The sites suggested were as follows:

- A commercial development near the County shop site;
- A residential development site on Zeandale Road/26th Avenue.
- A multi-lot subdivision site near Riley County High School
- A residential development site in the vicinity of Pillsbury Crossing.
- A residential development site near Redbud Subdivision (Swede Creek).

Next Full Committee meeting: May 8, 2008, 7:30 PM at the County Commission Chambers

Future meetings: May 22, 2008 @ 7:30 at the BOCC Chambers

Adjourned